

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 45 | | TEEL ST, ARLINGTON |

OWNERSHIP

| | | | | |
|-----------|------------------|-------|-------|------------|
| Owner 1: | SHAPIRO JONATHAN | | | |
| Owner 2: | SUSSE JENNIFER | | | |
| Owner 3: | | | | |
| Street 1: | 45 TEEL ST | | | |
| Street 2: | | | | |
| Twn/City: | ARLINGTON | | | |
| St/Prov: | MA | Cntry | | Own Occ: Y |
| Postal: | 02474 | | Type: | |

PREVIOUS OWNER

| | | | |
|-----------|------------------|-------|--|
| Owner 1: | FORD STEPHANIE - | | |
| Owner 2: | - | | |
| Street 1: | 65 5TH ST UNIT 2 | | |
| Twn/City: | CAMBRIDGE | | |
| St/Prov: | MA | Cntry | |
| Postal: | 02141 | | |

NARRATIVE DESCRIPTION

This parcel contains .136 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1892, having primarily Clapboard Exterior and 3164 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

[illegible]

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|-------------------------|-----------|--------------------------------|------------|------------|-----------------|
| 104 | 5925.000 | 783,100 | | 478,200 | 1,261,300 |
| | | | | | |
| | | | | | |
| Total Card | 0.136 | 783,100 | | 478,200 | 1,261,300 |
| Total Parcel | 0.136 | 783,100 | | 478,200 | 1,261,300 |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: | | 398.64 | /Parcel: 398.64 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2022 | 104 | FV | 783,100 | 0 | 5,925. | 478,200 | 1,261,300 | | Year end | 12/23/2021 |
| 2021 | 104 | FV | 746,200 | 0 | 5,925. | 478,200 | 1,224,400 | | Year End Roll | 12/10/2020 |
| 2020 | 104 | FV | 660,400 | 0 | 5,925. | 478,200 | 1,138,600 | 1,138,600 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 501,100 | 0 | 5,925. | 508,100 | 1,009,200 | 1,009,200 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 501,100 | 0 | 5,925. | 370,600 | 871,700 | 871,700 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 473,400 | 0 | 5,925. | 322,800 | 796,200 | 796,200 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 473,400 | 0 | 5,925. | 275,000 | 748,400 | 748,400 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 392,700 | 0 | 5,925. | 269,000 | 661,700 | 661,700 | Year End Roll | 12/11/2014 |

SALES INFORMATION

TAX DISTRICT

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|-----------|
| 7/28/2017 | Inspected | PH | Patrick H |
| 7/22/2017 | MEAS&NOTICE | HS | Hanne S |
| 4/30/2014 | External Ins | PC | PHIL C |
| 7/15/2013 | Info Fm Prmt | EMK | Ellen K |
| 7/11/2013 | Measured | JBS | JOHN S |
| 4/30/2013 | Info Fm Prmt | EMK | Ellen K |
| 9/29/1999 | Mailer Sent | | |
| 9/29/1999 | Measured | 264 | PATRIOT |
| 11/1/1981 | | CM | |

Sign: _____

VERIFICATION OF VISIT NOT DATA ____/____/____

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------------------|-------------|-------------------|-------------|--------------------|-----------|------------|-----------|---------------|------------|-----------|-------|------------|-----------|---------|---|------------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 104 | Two Family | | 5925 | | Sq. Ft. | Site | | 0 | 80. | 1.01 | 1 | | | | | | | | | 478,200 | | | | | | 478,200 | |
| Total AC/HA: 0.13602 | | Total SF/SM: 5925 | | Parcel LUC: 104 | | Two Family | | Prime NB Desc | | ARLINGTON | | Total: | | 478,200 | | Spl Credit | | Total: | | 478,200 | | | | | | | |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

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AssessPro Patriot Properties, Inc